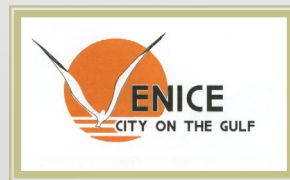


Hurt Property Zoning Map Amendment

Project Owner and Agent:

Owner: Mary H. McMullen, Joseph W. Hurt and Randall C. Hurt Trustees of the Shackett Creek Trust

Agent: Jeffery A. Boone, Esq., Boone Law Firm



We serve with PRIDE

Hurt Property

PETITION NO.: 19-07RZ

REQUEST: Zoning map amendment to rezone the subject 214 acre \pm property from the Sarasota County Open Use Estate (OUE) district to City Commercial, General (CG) and Residential, Multi-Family 3 (RMF-3) districts.

GENERAL DATA

Owner: Mary H. McMullen, Joseph W. Hurt and Randall C. Hurt
Trustees of the Shackett Creek Trust u/a/d November 25, 2002

Agent: Jeffery A. Boone, Esq., Boone Law Firm

Location: East of I-75, South of Rustic Rd.

Parcel ID's: 0364100001 & 0377020001

Property Size: 214 acres \pm

Existing Future Land Use: Sarasota County Rural

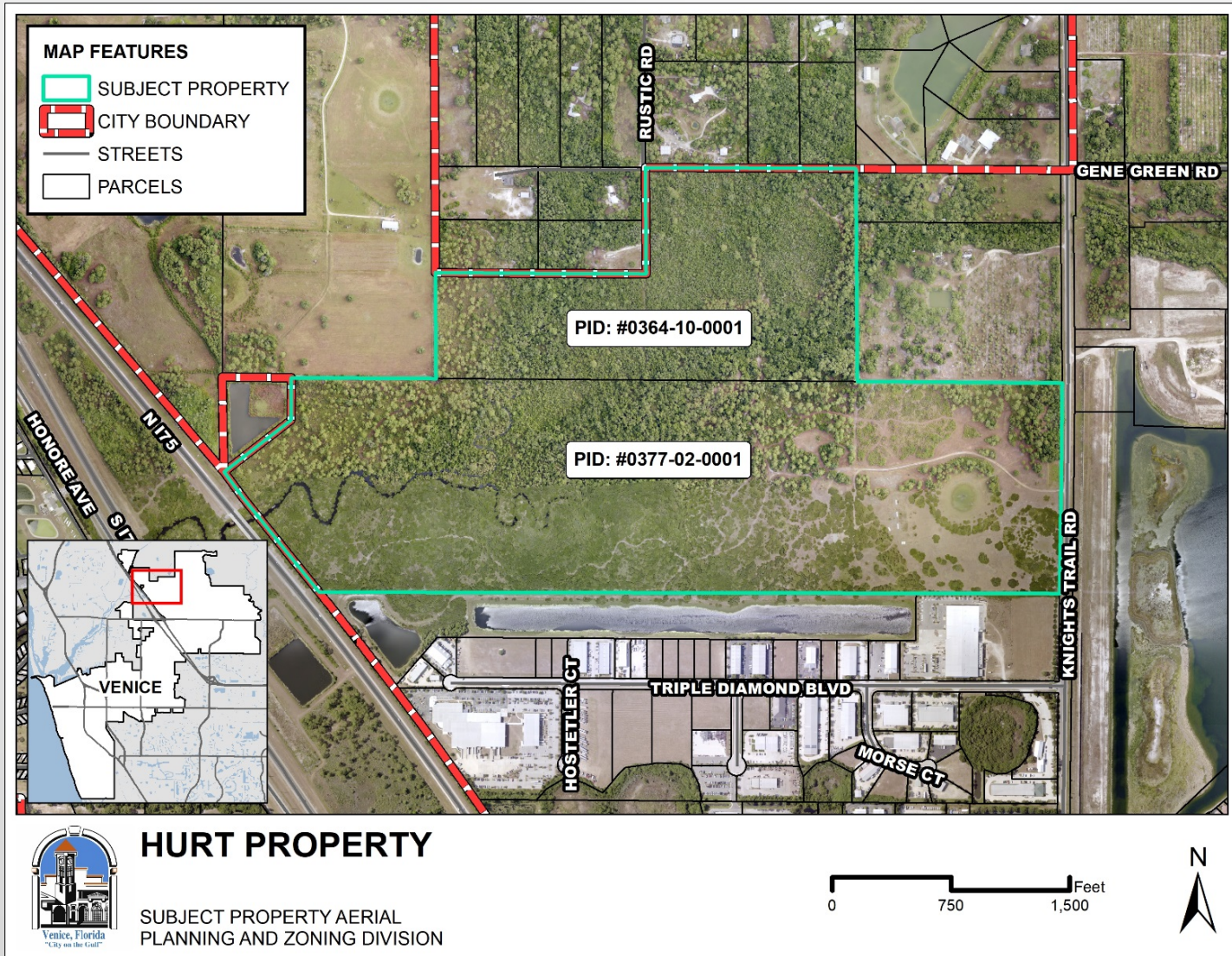
Proposed Future Land Use: Mixed Use Transitional (MUT)

Comp Plan Neighborhood: Knights Trail Neighborhood

Existing Zoning: Sarasota County Open Use Estate (OUE)

Proposed Zoning: City of Venice Commercial, General (CG) and Residential, Multi-Family 3 (RMF-3)

Aerial Photograph



Photographs of the Site



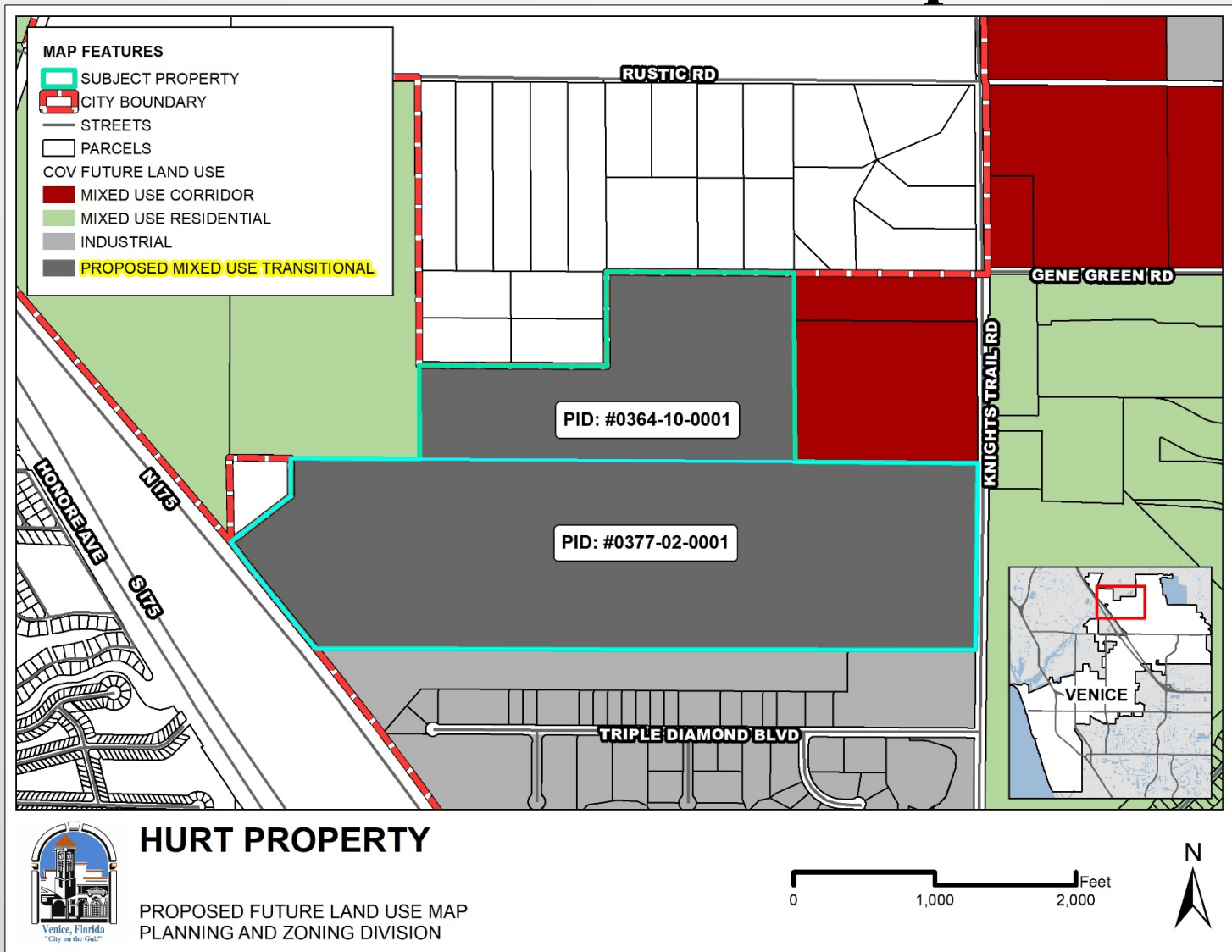
View looking southwest at end of Rustic Road toward I-75



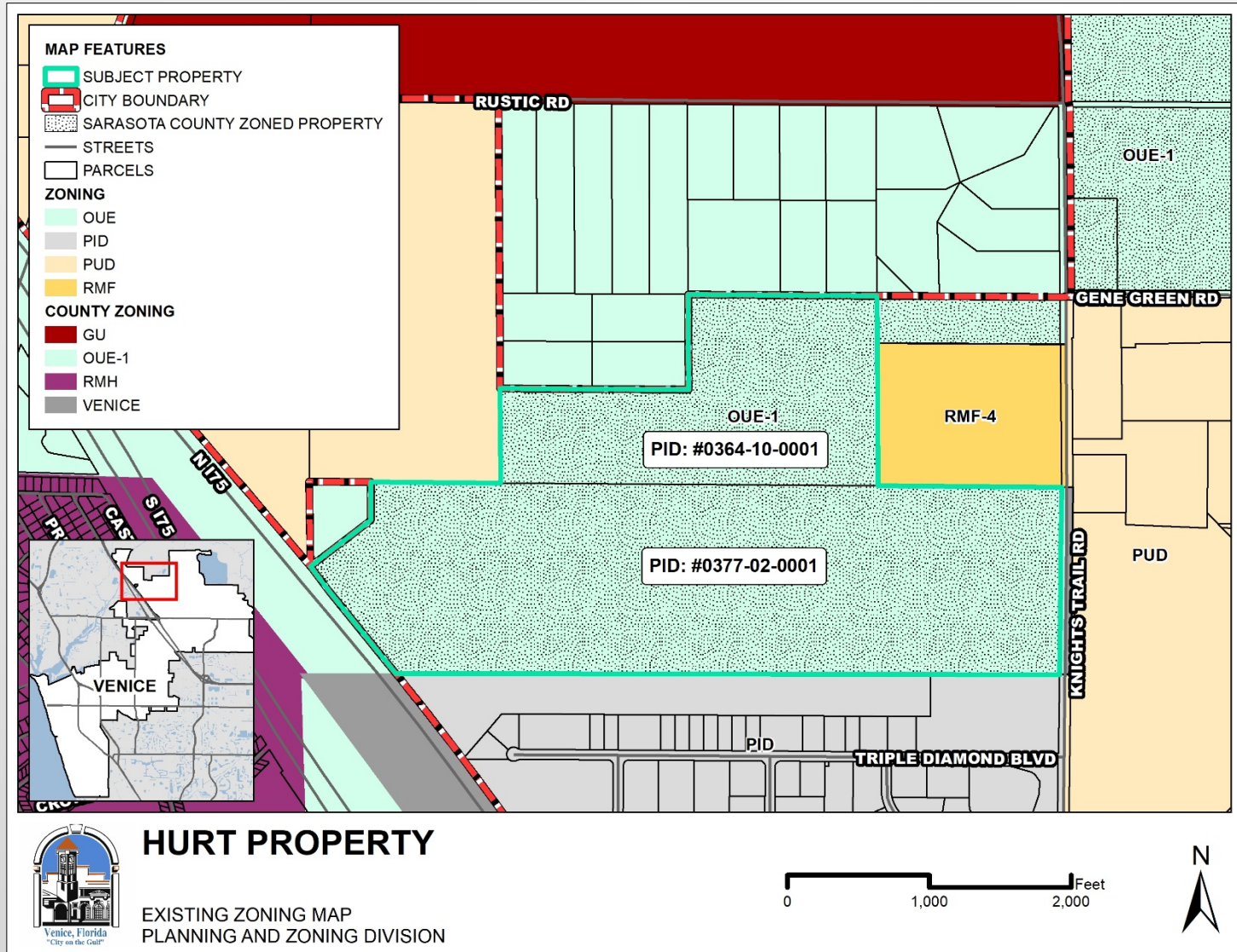
Surrounding Property Information

Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Agricultural	Sarasota County OUE-1 and City PUD	Sarasota County Rural and City MUR
West	I-75 and Residential	Sarasota County OUE-1 and City PUD	Sarasota County Rural and City MUR
South	Industrial (Triple Diamond Commerce Plaza)	PID	Industrial
East	Agricultural and Residential (Toscana Isles)	Sarasota County OUE-1, City RMF-4, and PUD	Mixed Use Residential and Mixed Use Corridor

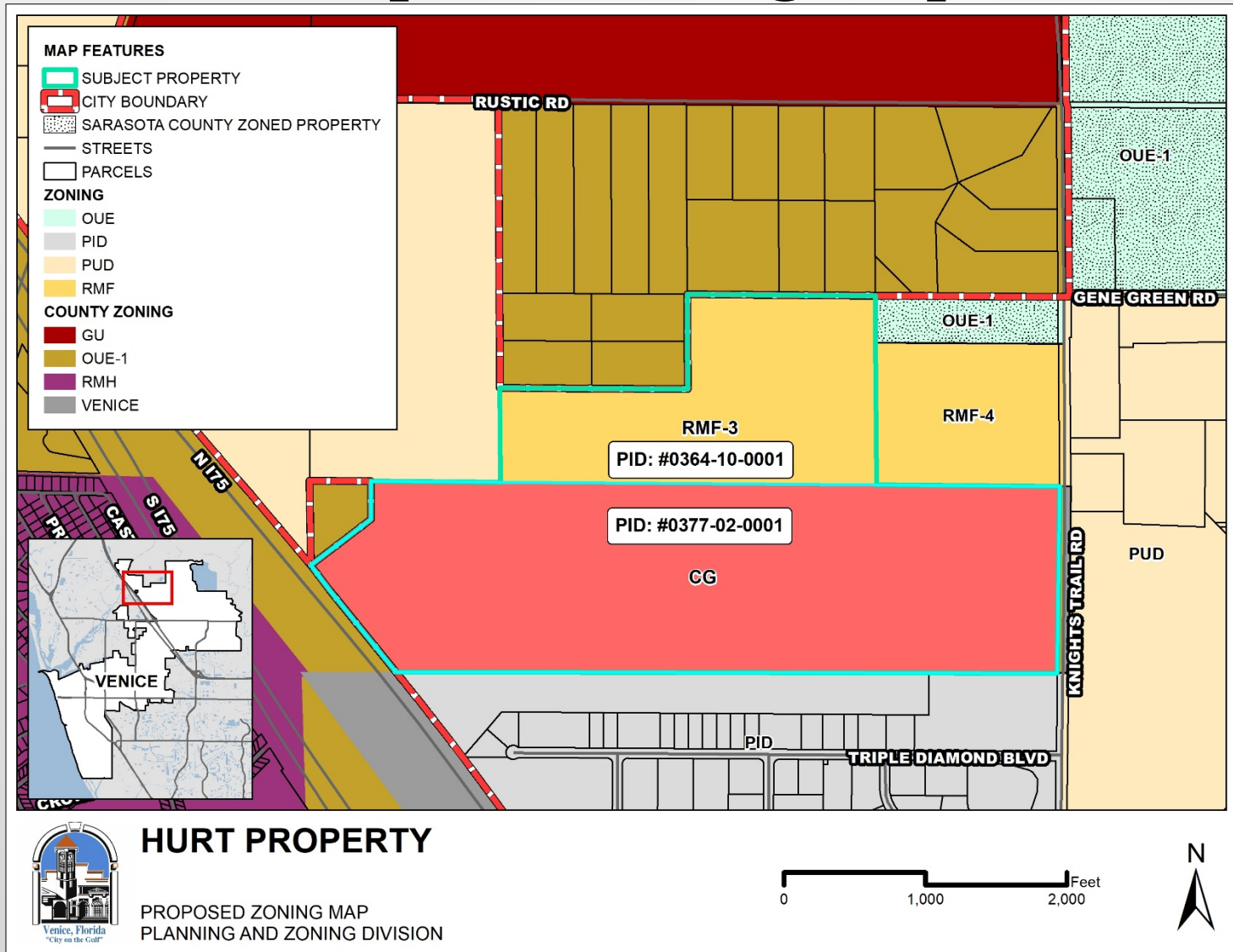
Future Land Use Map



Existing Zoning Map



Proposed Zoning Map



	Existing Zoning OUE	Proposed Zoning RMF-3 (60 acres)	Proposed Zoning CG (154 acres)
Density	1 du/5 acres	13 du/acre, limited to 9 du/ac per the JPA/ILSBA	18 du/ac, limited to 9 du/ac per the JPA/ILSBA
Dwelling Units	43	540	1,386
Floor Area Ratio	NA	NA	1.0 per the MUT
Height	35 feet	45 feet*	35 feet*
Uses	Residential, Agriculture, Borrow Pit, Family Daycare, Parks, Utilities, Crematorium**	Multiple-Family Dwellings, Patio Houses, Two- Family Houses, Townhouses, Cluster Houses, Single-Family Dwellings**	See Exhibit A

Zoning map Amendment

Comprehensive Plan Consistency

- Knights Trail Neighborhood
 - **LU-1.2.9 Mixed Use Category.** Identifies the proposed CG and RMF-3 districts as implementing zoning districts for the proposed Mixed Use Transitional designation.
 - **LU-4.1.1 Transitional Language:** Policy 8.2 Land Use Compatibility
 - Land use density and intensity
 - Building heights and setbacks
 - Character or type of use proposed
 - Site and architectural mitigation design techniques

Zoning map Amendment

Comprehensive Plan Consistency

- **Considerations to determine compatibility**
 - Protection of single-family neighborhoods from the intrusion of incompatible uses.
 - Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.
 - The degree to which the development phases out non-conforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan.
 - Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.

Zoning map Amendment

Comprehensive Plan Consistency

Mitigation techniques of Policy 8.2:

- Providing open space, perimeter buffers, landscaping and berms
- Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas
- Locating road access to minimize adverse impacts
- Adjusting building setbacks to transition between different uses
- Applying step-down or tiered building heights to transition between different uses
- Lowering density or intensity of land uses to transition between different uses.

Zoning Map Amendment Land Development Code Consistency

Applicable Rezone Considerations Provided in Code Section 86-47(f):

The applicant addressed each consideration in their submittal and a staff comment was provided for each consideration when appropriate in the staff report.

Section 86-47(f)(1): Findings for Rezoning Amendments

Consistency
(Applicants Response)

Requirement		Yes	No	N/A
1.	Whether the proposed change is in conformity to the Comprehensive Plan	✓		
2.	The existing land use pattern	✓		
3.	Possible creation of an isolated district unrelated to adjacent and nearby districts	✓		
4.	The population density pattern and possible increase or overtaxing of the loan on public facilities such as schools, utilities, streets, etc.	✓		
5.	Whether the existing district boundaries are illogically drawn in relation to the existing conditions on the property proposed for change.	✓		
6.	Whether changed or changing conditions make the passage of the proposed amendment necessary.	✓		
7.	Whether the proposed change will adversely influence living conditions in the neighborhood.	✓		
8.	Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.	✓		
9.	Whether the proposed change will create a drainage problem.	✓		
10.	Whether the proposed change will seriously reduced light and air to the adjacent area.	✓		
11.	Whether the proposed change will adversely affect property values in the adjacent area.	✓		
12.	Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.	✓		
13.	Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.	✓		
14.	Whether there is substantial reasons why the property cannot be used in accord with existing zoning.	✓		
15.	Whether the change suggested is out of scale with the needs of the neighborhood or city.	✓		
16.	Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitted such use.	✓		

Concurrency/Transportation Mobility

At the point of rezoning , staff conducts a **preliminary** review for concurrency and transportation mobility. The following review agencies have reviewed the following public facilities: water, sewer, solid waste, stormwater/drainage and transportation.

No issues have been identified regarding facilities capacity regarding the proposed petition.

Findings of Fact

Based on analysis in the staff report:

Conclusions / Findings of Fact (Consistency with the Comprehensive Plan):

Analysis has been provided to determine consistency with the Land Use Element strategies applicable to the proposed Mixed Use Transitional future land use designation, Policy 8.2 regarding compatibility, and strategies found in the Knights Trail Neighborhood and other plan elements. No inconsistencies have been identified. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

Conclusions / Findings of Fact (Compliance with the Land Development Code):

The subject petition complies with all applicable Land Development Code standards and there is sufficient information to reach a finding for each of the rezoning considerations contained in Section 86-47(f) of the Land Development Code.

Conclusion / Findings of Fact (Concurrency):

As indicated, the applicant is not seeking confirmation of concurrency with the subject application. However, the proposed zoning map amendment was reviewed by the City's Technical Review Committee (TRC) and no issues were identified regarding facilities capacity.

Conclusion / Findings of Fact (Mobility):

A preliminary review of transportation mobility has been performed and no issues have been identified. Further development of the site will require review of any specific transportation impacts, and mobility fees will be required with any Certificate of Occupancy requested.

Findings of Fact

Planning Commission Determination:

Upon review of the petition and associated documents, comprehensive plan, land development code, staff report and analysis, testimony provided during the public hearing, there is sufficient information on the record for the Planning Commission to take action on Zoning Map Amendment Petition No. 19-07RZ.

Applicant Proffered Stipulation: *Residential density is limited to a maximum of nine dwelling units per acre.*

Staff Stipulation: *The subject Zoning Map Amendment Petition No. 19-07RZ is contingent on Comprehensive Plan Amendment Petition No. 19-08CP being approved and adopted by City Council.*